

# Frederick County Planning Commission



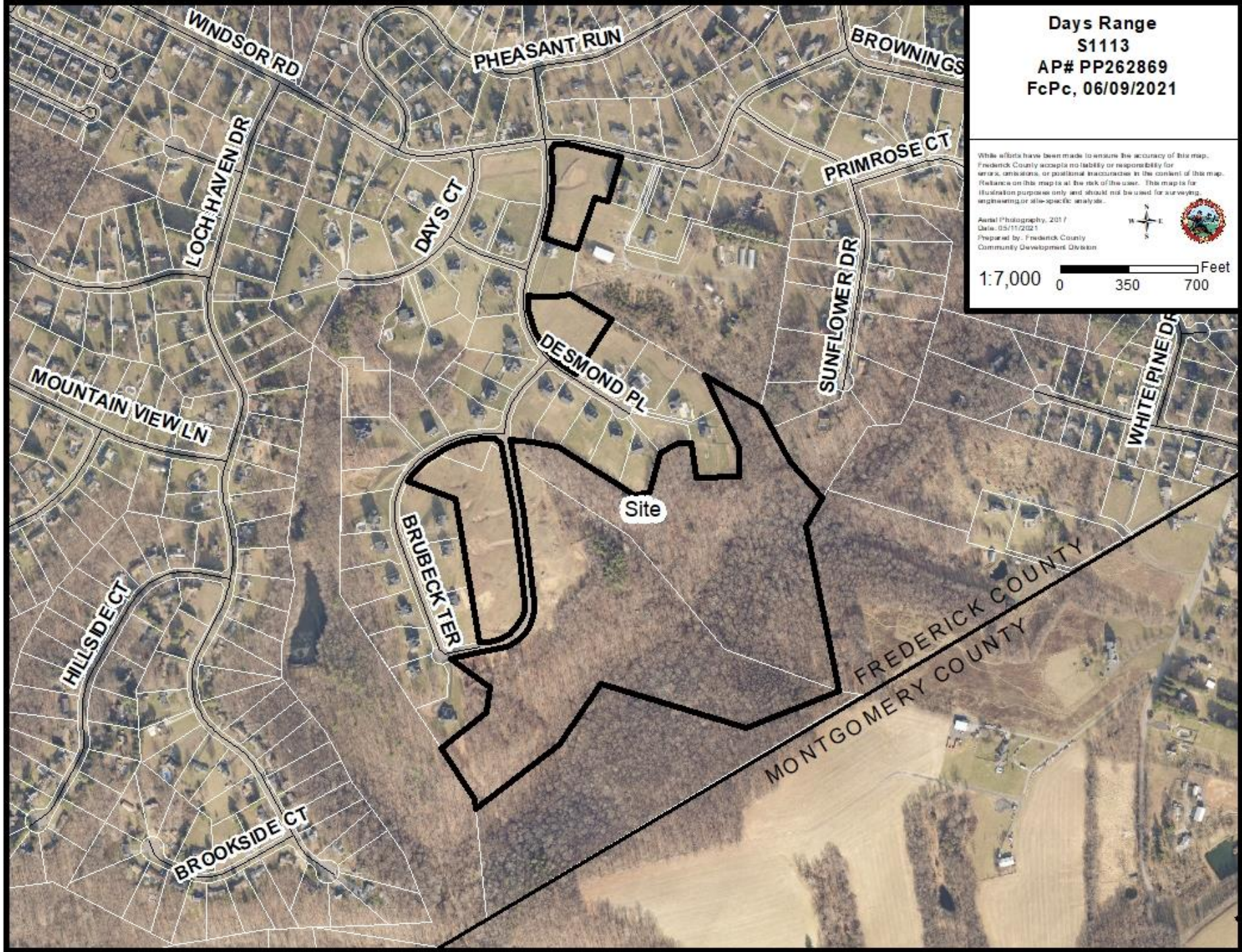
June 9, 2021

# ***Days Range***

## *Preliminary Plan*

The Applicant is requesting Preliminary Plan and Adequate Public Facilities approval for 15 single family residential lots, to complete a 123.54-acre subdivision.





Days Range  
S1113  
AP# PP262869  
FcPc, 06/09/2021

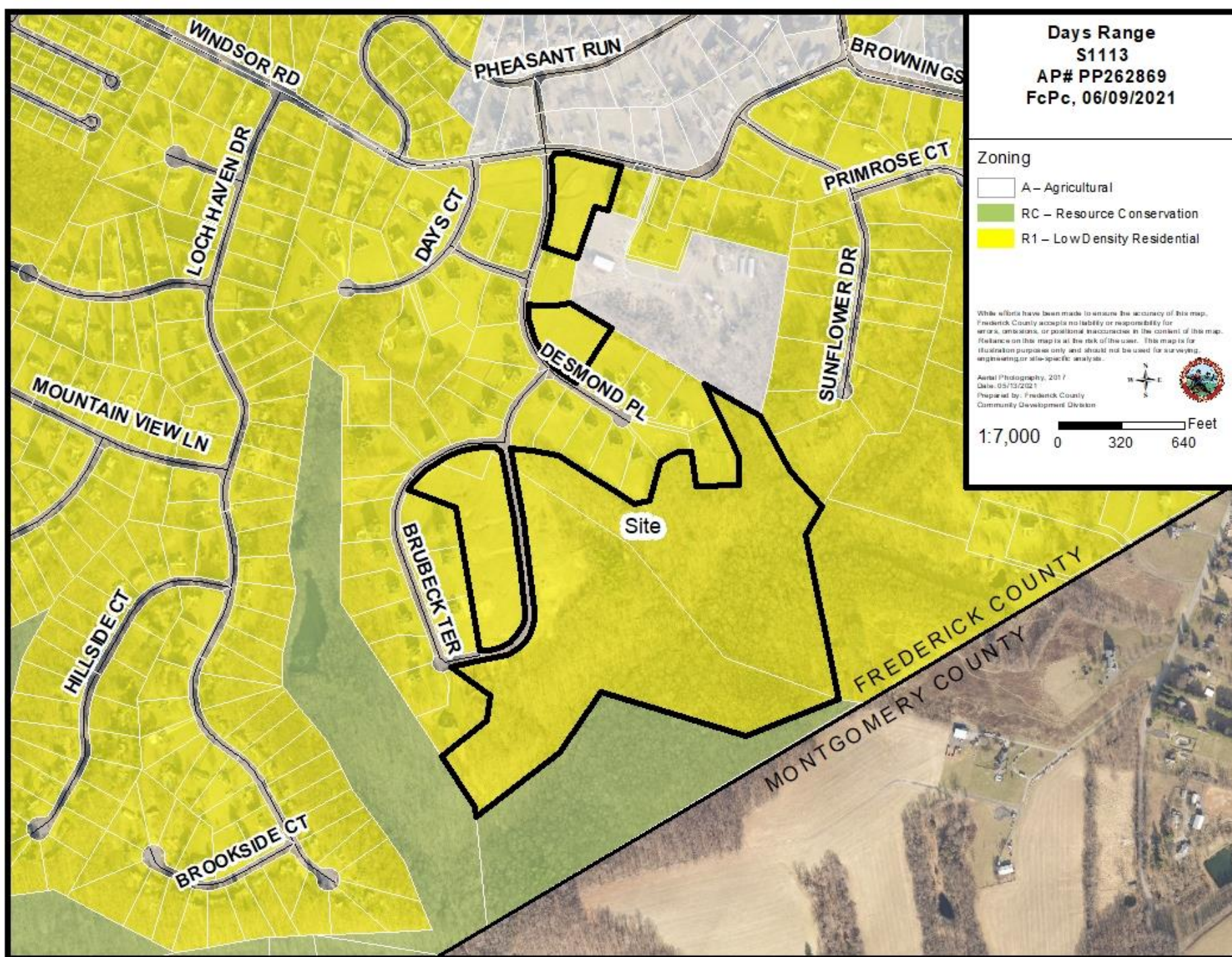
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Aerial Photography, 2017  
Date: 05/11/2021  
Prepared by: Frederick County  
Community Development Division

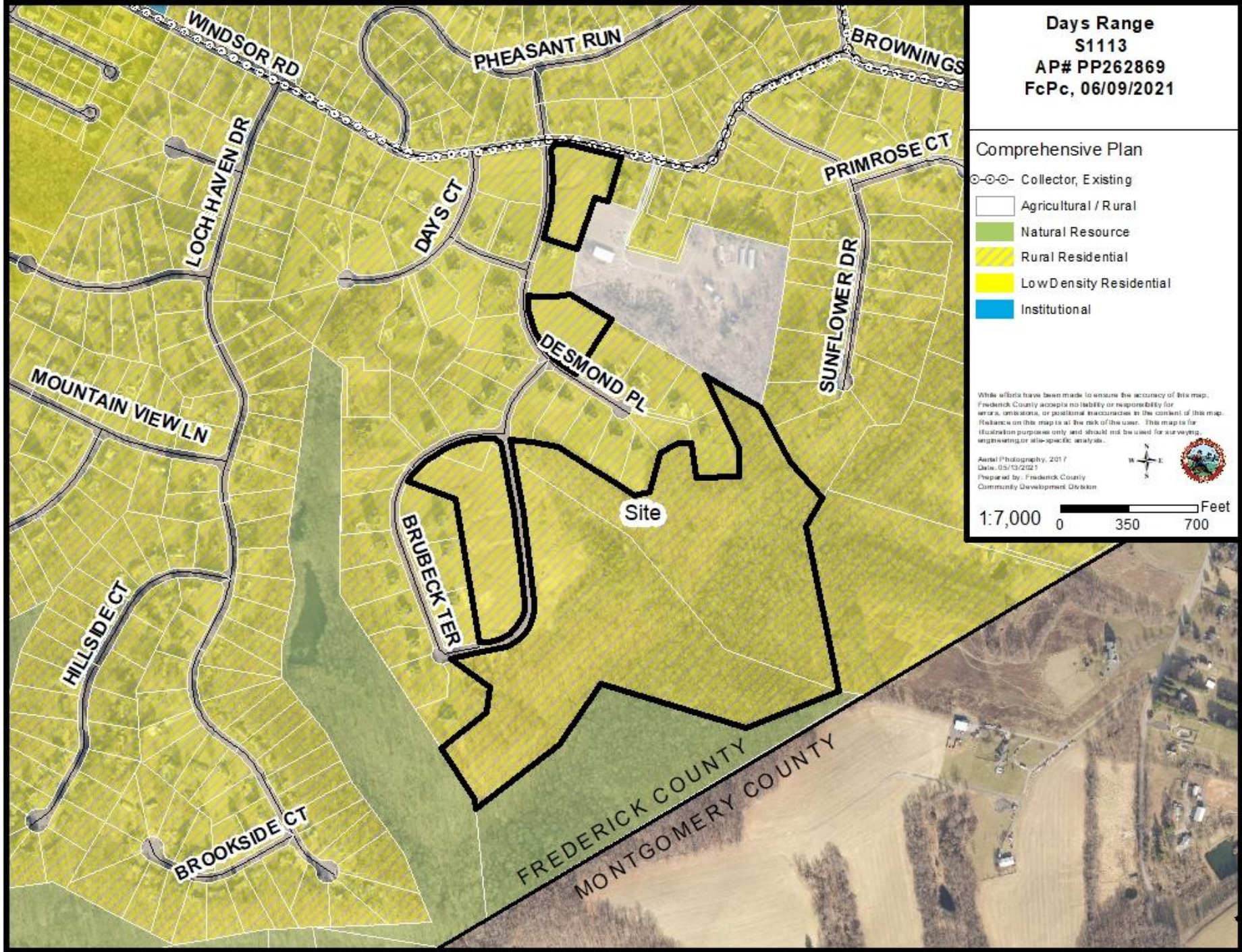


1:7,000 0 350 700 Feet



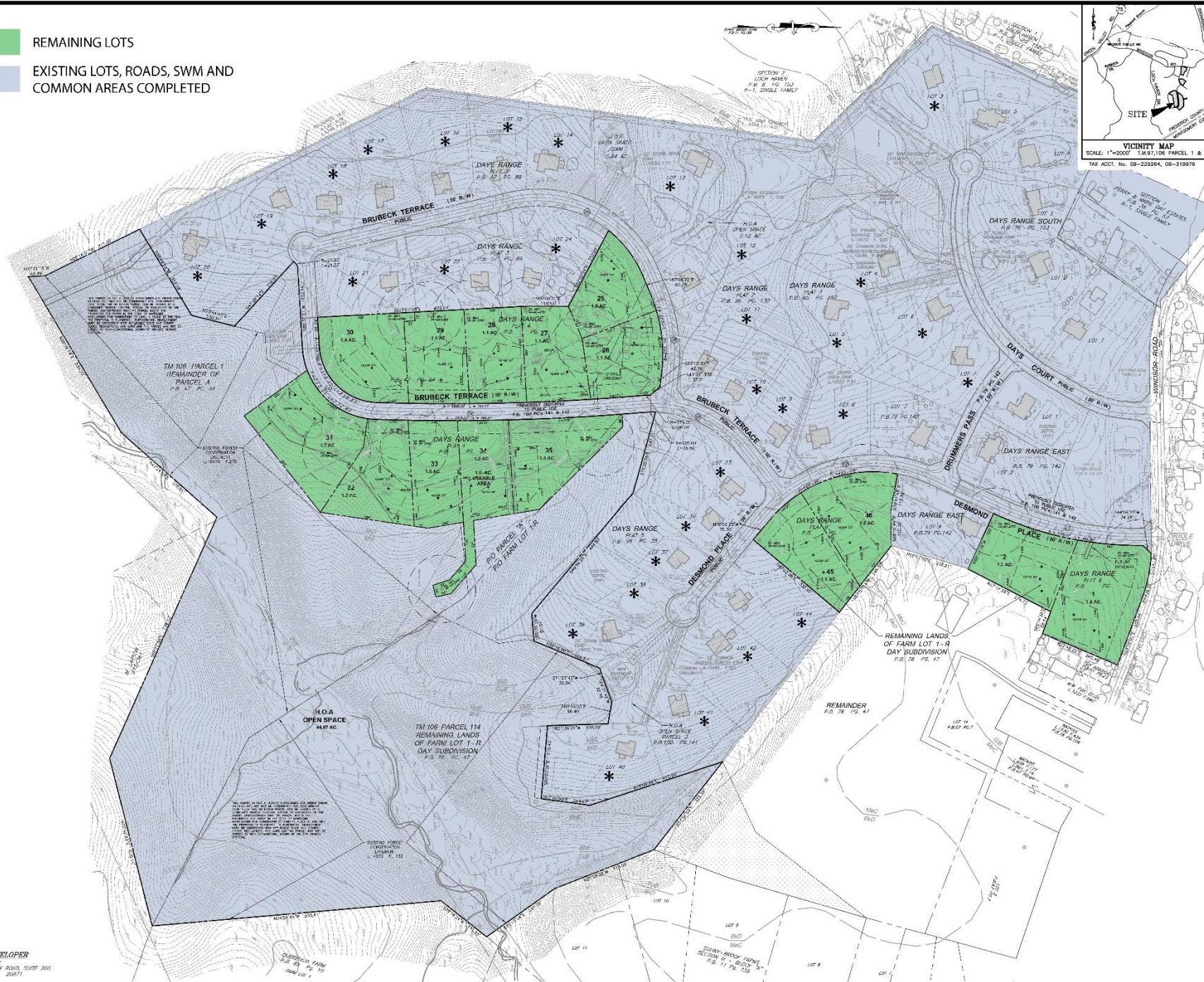








REMAINING LOTS  
EXISTING LOTS, ROADS, SWM AND  
COMMON AREAS COMPLETED



FOX

FOX & ASSOCIATES, INC.  
ENGINEERS • SURVEYORS • PLANNERS

301 W. MAIN ST.  
HARRISBURG, MD. 21740  
PHONE: (410) 314-2200  
FAX: (410) 314-2200  
CELL: (410) 314-2200  
FAX: (410) 314-2200

ADDRESS: 301 W. MAIN ST.  
HARRISBURG, MD. 21740  
PHONE: (410) 314-2200  
FAX: (410) 314-2200  
CELL: (410) 314-2200  
FAX: (410) 314-2200

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OWNER/DEVELOPER  
DAYS RANGE, LLC  
1400 TRENTON ROAD, SUITE 300  
CLARKSBURG, MD 20871  
301-426-0000

PROJECT NO. 12-20020  
DRAWING NO. E-1113  
DATE: FEBRUARY 2000  
DRAWN BY: JEM  
CHECKED BY: JEM  
SHEET 1 OF 5



## **RECOMMENDATION**

Staff has no objection to approval of the Preliminary Plan and Adequate Public Facilities for the remaining 15 lots of Days Range. If the Planning Commission approves the Preliminary Plan and APFO, the approval is valid for three (3) years from the date of Planning Commission approval (June 9, 2024).

Based upon the findings and conclusions as presented in the staff report, the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements. Should the Planning Commission grant approval of this application (S-1113, AP PP262869), including approval of the APFO (AP A262875), Staff recommends that the following items be added as conditions to the approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.



# ***Arcadia Business Park – Lots 6A & 6B***

## ***Combined Preliminary/Final Plat***

The Applicant is requesting Combined Preliminary/Final Plat approval to subdivide a 8.329 acre lot into 2 lots.



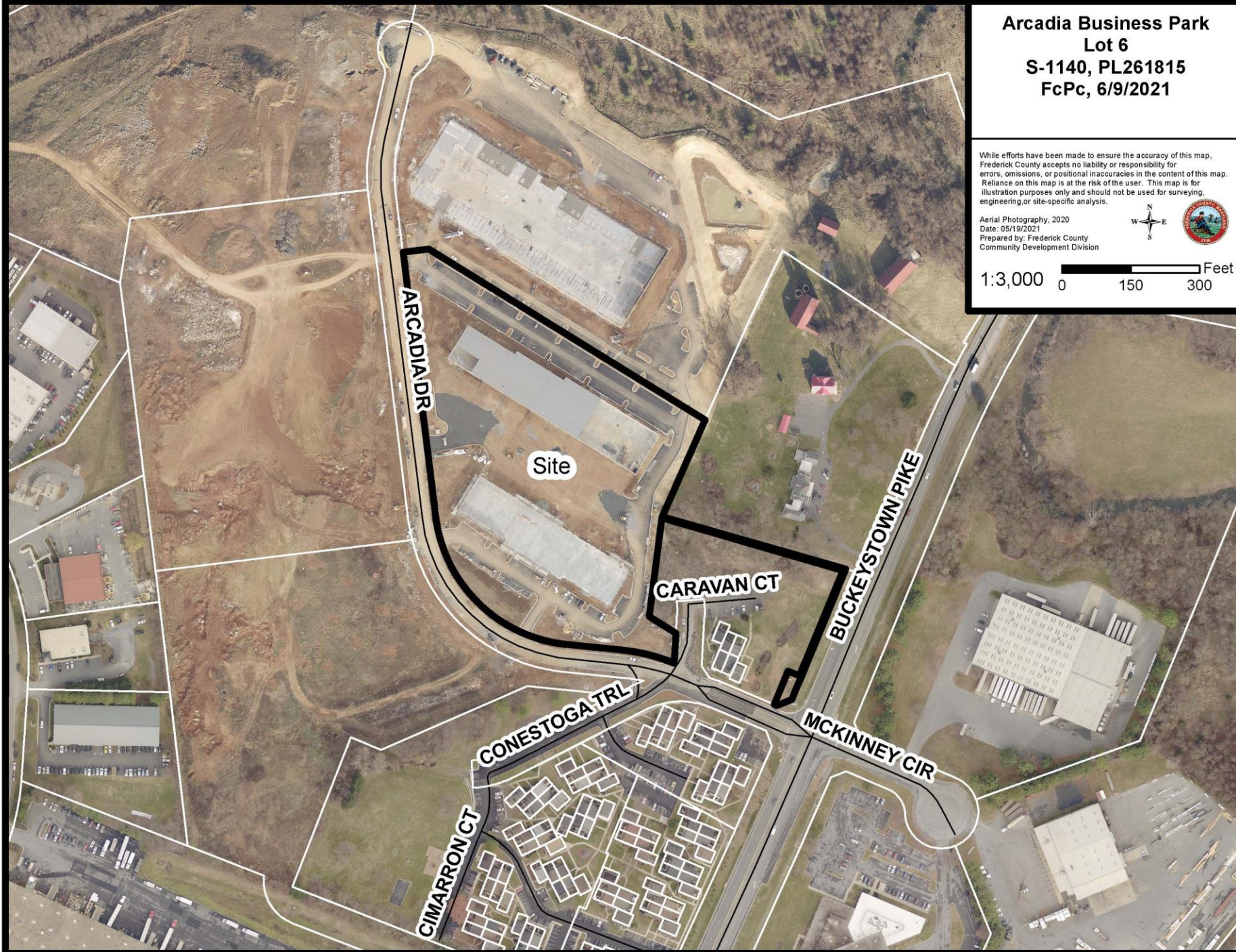
**Arcadia Business Park  
Lot 6  
S-1140, PL261815  
FcPc, 6/9/2021**

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Aerial Photography, 2020  
Date: 05/19/2021  
Prepared by: Frederick County  
Community Development Division



1:3,000 0 150 300 Feet





**Arcadia Business Park  
Lot 6  
S-1140, PL261815  
FcPc, 6/9/2021**

**Zoning**

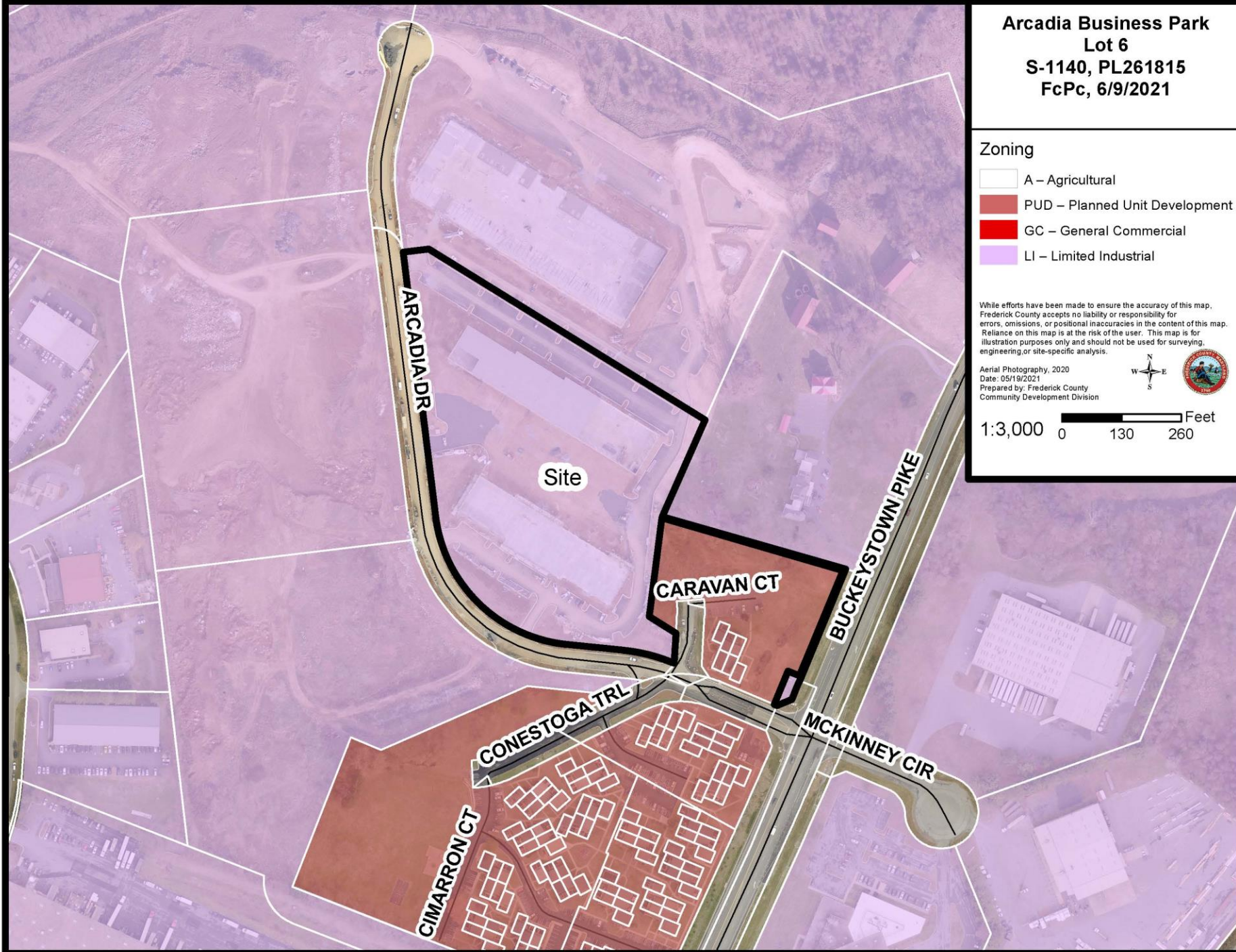
-  A – Agricultural
-  PUD – Planned Unit Development
-  GC – General Commercial
-  LI – Limited Industrial

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Date: 05/19/2021  
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Community Development Division










1:3,000  Feet  
0 130 260





**Arcadia Business Park  
Lot 6  
S-1140, PL261815  
FcPc, 6/9/2021**

**Comprehensive Plan**

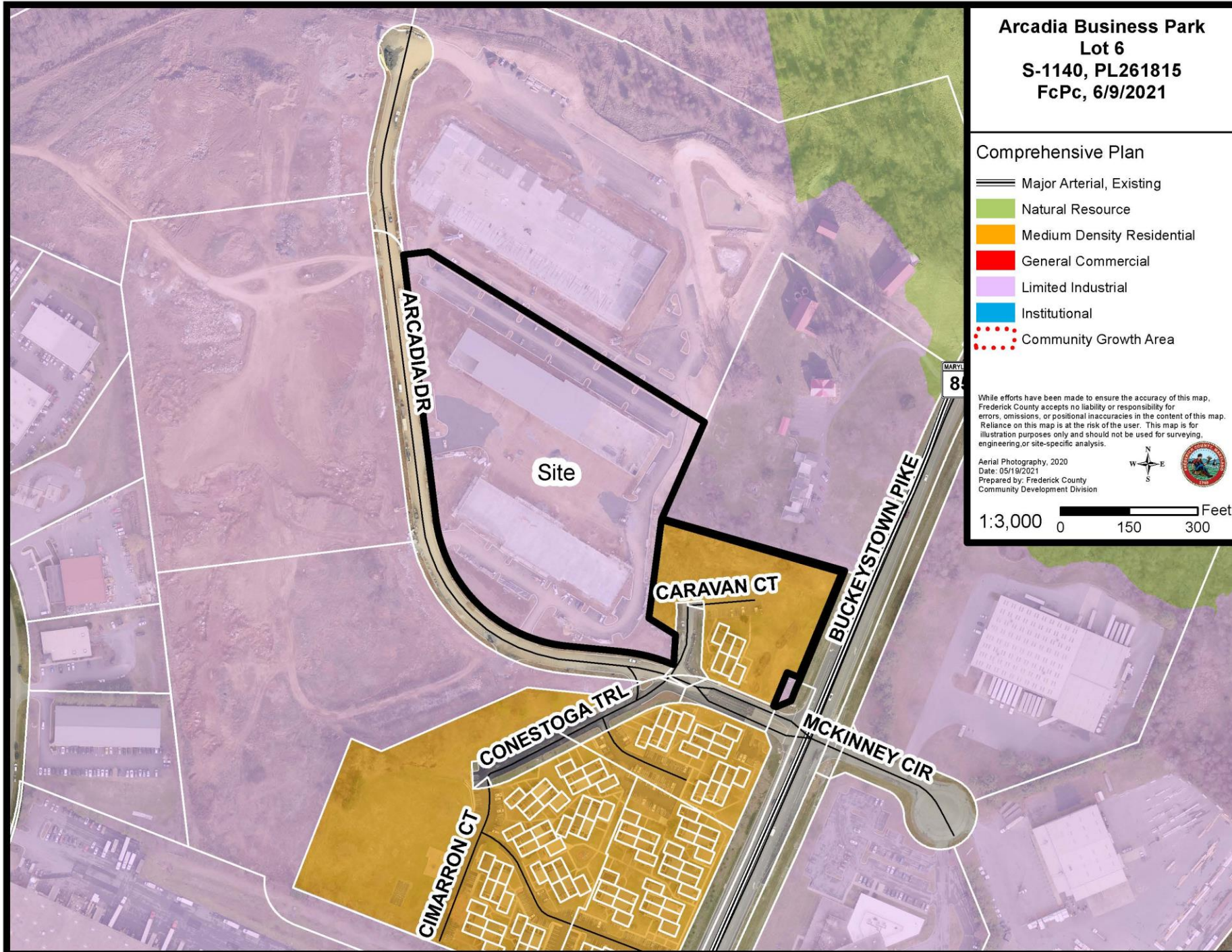
-  Major Arterial, Existing
-  Natural Resource
-  Medium Density Residential
-  General Commercial
-  Limited Industrial
-  Institutional
-  Community Growth Area

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Community Development Division



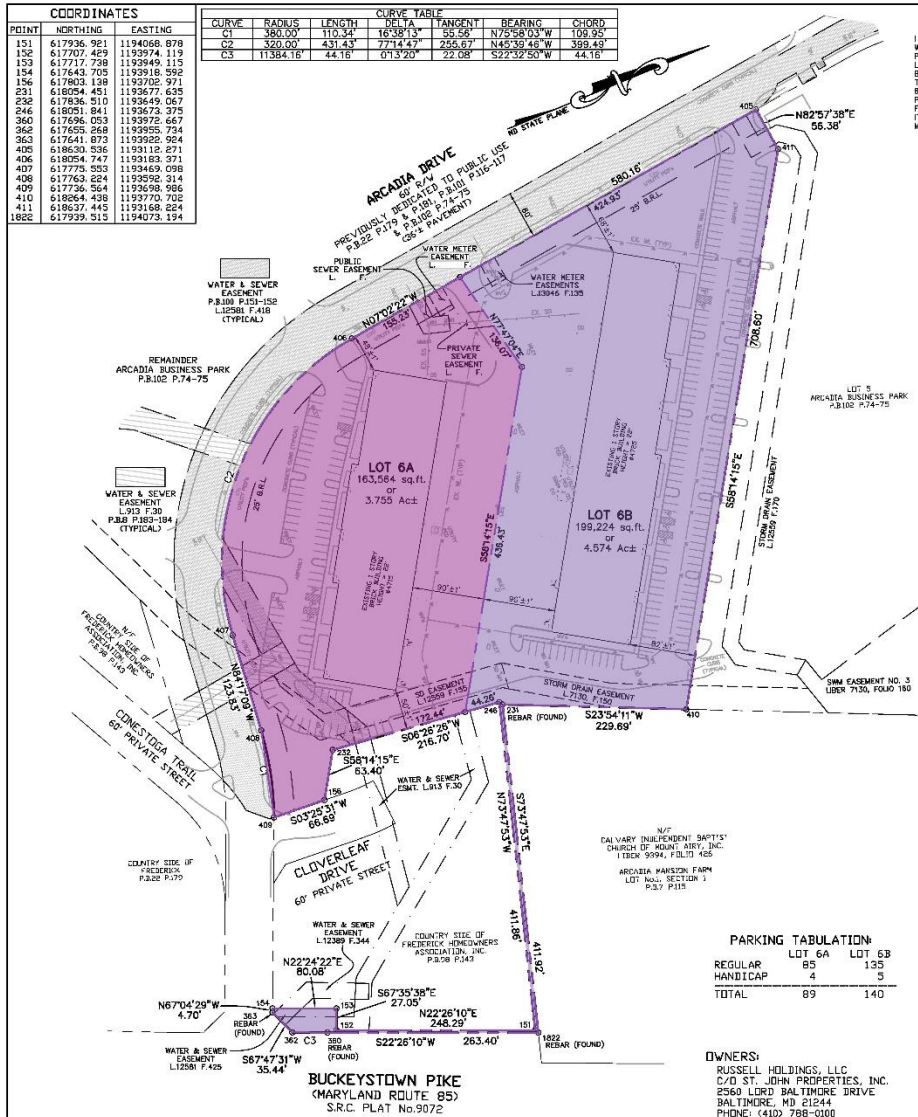
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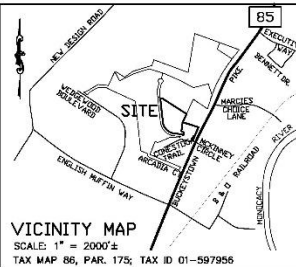
COORDINATES	
POINT	NORTHING EASTING
151	617936.921 1194068.878
152	617707.429 1193974.119
153	617717.728 1193949.115
154	617643.705 1193918.392
156	617803.138 1193702.971
231	618054.451 1193677.635
232	617836.510 1193649.067
246	618051.841 1193672.378
360	617696.053 1193975.667
362	617655.268 1193955.734
363	617641.873 1193920.904
405	618630.536 1193112.271
406	618054.747 1193183.371
407	617773.553 1193469.088
408	617763.224 1193952.314
409	617736.364 1193980.866
410	618264.438 1193770.702
411	618637.445 1193168.224
1852	617929.515 1194073.134

CURVE		CURVE TABLE	
RADIUS	LENGTH	DELTA	TANGENT
C1	380.00	110.34	55.56
C2	320.00	131.43	65.72
C3	11384.16	44.18	22.08



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IN COMPLIANCE WITH MARYLAND MINIMUM STANDARDS OF PRACTICE. THAT IT IS BASED ON A FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED UNTO RUSSELL HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY CONVEYANCE DEED OF CONVEYANCE DATED MAY 31, 2018 AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND IN LIBER 12449, FOLIO 433 ON JUNE 8, 2018 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.



DATE: DAVID THOMAS BEARD  
PROPERTY LINE SURVEYOR  
MD. REG. NO. 576, EXPIRES 03/25/23  
FOR HARRIS, SMARIGA & ASSOC. INC.  
MD. REG. NO. 24

AREA SUMMARY			
LOT 6A	362,788 sq. ft.	or	8.329 Ac. ±
LOT 6B	163,564 sq. ft.	or	3.755 Ac. ±
REMAINDER	199,224 sq. ft.	or	4.574 Ac. ±
TOTAL AREA OF LOTS			
+AREA OF DEDICATION			
TOTAL AREA PLAT			
TOTAL No. OF LOTS: 2			

**OWNER'S CERTIFICATION**

WE, RUSSELL HOLDINGS, LLC, A MARYLAND LIMITED LIABILITY COMPANY, OWNERS OF ALL OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAT.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING ITS PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED; A CERTAIN INDEMNITY DEED OF TRUST, ASSIGNMENT & SECURITY AGREEMENT RECORDED IN LIBER 8835 AT FOLIO 888 AND AN AMENDMENT TO INDEMNITY DEED OF TRUST, ASSIGNMENT & SECURITY AGREEMENT RECORDED IN LIBER 8220 AT FOLIO 480 AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, TITLE 3, SUBTITLE 1, SECTION 3-108, AND THE REQUIREMENTS OF THE FREDERICK COUNTY CODE, SECTION 1-16-108, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. LOTS ARE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

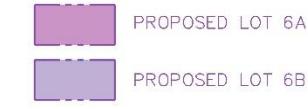
**RUSSELL HOLDINGS, LLC,**  
a Maryland limited liability company

By: EDWARD ST. JOHN, LLC,  
a Delaware limited liability company.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Edward A. St. John  
General Manager

**PNC BANK,** a National Banking Association,  
Successor in interest to National City Bank

By: \_\_\_\_\_ Date \_\_\_\_\_  
Brian J. Cannon,  
Vice President, Relationship Manager  
Real Estate Banking



PARKING TABULATION:		
	LOT 6A	LOT 6B
REGULAR	85	135
HANDICAP	4	5
TOTAL	89	140

OWNERS:  
RUSSELL HOLDINGS, LLC  
C/O ST. JOHN PROPERTIES, INC.  
2560 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21244  
PHONE: (410) 788-0100

RUSSELL HOLDINGS, LLC  
THE OWNERS HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNATURE: \_\_\_\_\_ NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

PNC BANK  
THE TRUSTEE HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

SIGNATURE: \_\_\_\_\_ NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED:  
FREDERICK COUNTY PLANNING COMMISSION

DATE: \_\_\_\_\_ SECRETARY OR CHAIRMAN

APPROVED:  
FREDERICK COUNTY HEALTH DEPARTMENT

PUBLIC WATER AND SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER AND SEWER PLAN.

DATE: \_\_\_\_\_ APPROVING AUTHORITY

**NOTES**

1. SITE IS ZONED U.
2. 6" WIDE DRAINAGE AND UTILITY EASEMENTS ARE RESERVED ALONG ALL LOT LINES.
3. THIS PLAT WAS PREPARED IN CONJUNCTION WITH TITLE POLICY NO. 07-0240644, DATED DEC. 7, 2007, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY.
4. THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE GRID (NAD83/93), USING FREDERICK COUNTY CONTROL SURVEY STATIONS "MUFFIN 1986" AND "MARTIN ADMUSH 1986".
5. NO FLOODPLAIN HEREON AS DELINEATED AND SHOWN ON FEMA FIRM MAP NO. 24021C04350, DATED SEPTEMBER 28, 2007 AND REVISED PER LOMR NO.07-03-0394P DATED NOVEMBER 22, 2007. NO WETLANDS HEREON.
6. WATER CLASSIFICATION: W-1, SEWER CLASSIFICATION: S-1
7. THIS PLAT CONFORMS WITH IMPROVEMENT PLANS #PW1238 (S-1140).
8. PLAT IS SUBJECT TO STORM DRAIN ENCROACHMENT AGREEMENT RECORDED IN LIBER 12605, FOLIO 68.
9. THE CURRENT PROPERTY OWNER, AS OF THE RECORDED DATE OF THIS PLAT, IS REQUIRED TO COMPLETE THE FOLLOWING PRIOR TO TRANSFERRING OWNERSHIP OF EITHER LOT 6A OR 6B IN ACCORDANCE WITH SHARED WATER METER AGREEMENT EXECUTED BETWEEN THE COUNTY AND RUSSELL HOLDINGS, LLC:  
1. INSTALL OR HAVE INSTALLED A NEW WATER SERVICE LINE (PUBLIC AND PRIVATE MAINS) AND WATER METER VAULT TO SEPARATELY SERVE LOT 6A.  
2. SEPARATE THE EXISTING ON-SITE WATER MAIN AT TWO POINTS WHERE IT CROSSES THE SHARED LOT LINE BETWEEN LOTS 6A AND 6B.  
3. OBTAIN APPROVAL OF THE COUNTY OFFICE OF LIFE SAFETY FOR THE ON-SITE WATER MAIN MODIFICATIONS TO ENSURE THE SEPARATION OF WATER SERVICE HAS NO ADVERSE IMPACTS TO THE CURRENT FIRE SPRINKLER REQUIREMENTS FOR BOTH LOTS.

**SYMBOLS:**

- - T&B & CAP TO BE SET
- - CONCRETE MONUMENT (UNLESS NOTED HEREON)

**MINIMUM BUILDING RESTRICTION LINES**

FRONT: 25'  
REAR: 20'  
SIDE: 22' (EQUAL TO BLDG. HT.)

DATE	REVISIONS
03/09/21	F.C. COMMENTS 02/29/21
04/09/21	F.C. COMMENTS 03/26/21
04/29/21	F.C. COMMENTS 03/26/21
05/14/21	F.C. COMMENTS 03/26/21
05/20/21	F.C. COMMENTS 03/26/21

**COMBINED PRELIMINARY/FINAL PLAT**  
**LOTS 6A & 6B**  
**ARCADIA BUSINESS PARK**

PREVIOUSLY RECORDED IN PLAT BOOK 101 AT PAGES 116-117  
SITUATED ON MARYLAND ROUTE 85 (BUCKEYSTOWN PIKE)  
ADAMSTOWN PLANNING REGION  
BUCKEYSTOWN ELECTION DISTRICT NO. 1  
FREDERICK COUNTY, MARYLAND  
SCALE: 1"=100' FEBRUARY, 2021

**Harris, Smariga & Associates, Inc.**  
Planners/Engineers/Surveyors  
125 South Carroll Street/Suite 100/Fredrick, MD 21701  
301-662-4488/Fax 301-662-4906

FILE #: S1140  
A/P #: PL261815  
RECORDED:  
P.B. \_\_\_\_\_ Pg. \_\_\_\_\_



## **RECOMMENDATION**

Staff has no objection to conditional approval of this Combined Preliminary/Final Plat to subdivide a 8.329 acre lot into 2 lots. If the Planning Commission approves the plat, it is valid for five (5) years from the date of Planning Commission approval (June 9, 2026).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements. Should the Planning Commission grant approval of this application (S-1140, AP PL261815), Staff recommends that the following items be added as conditions to the approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

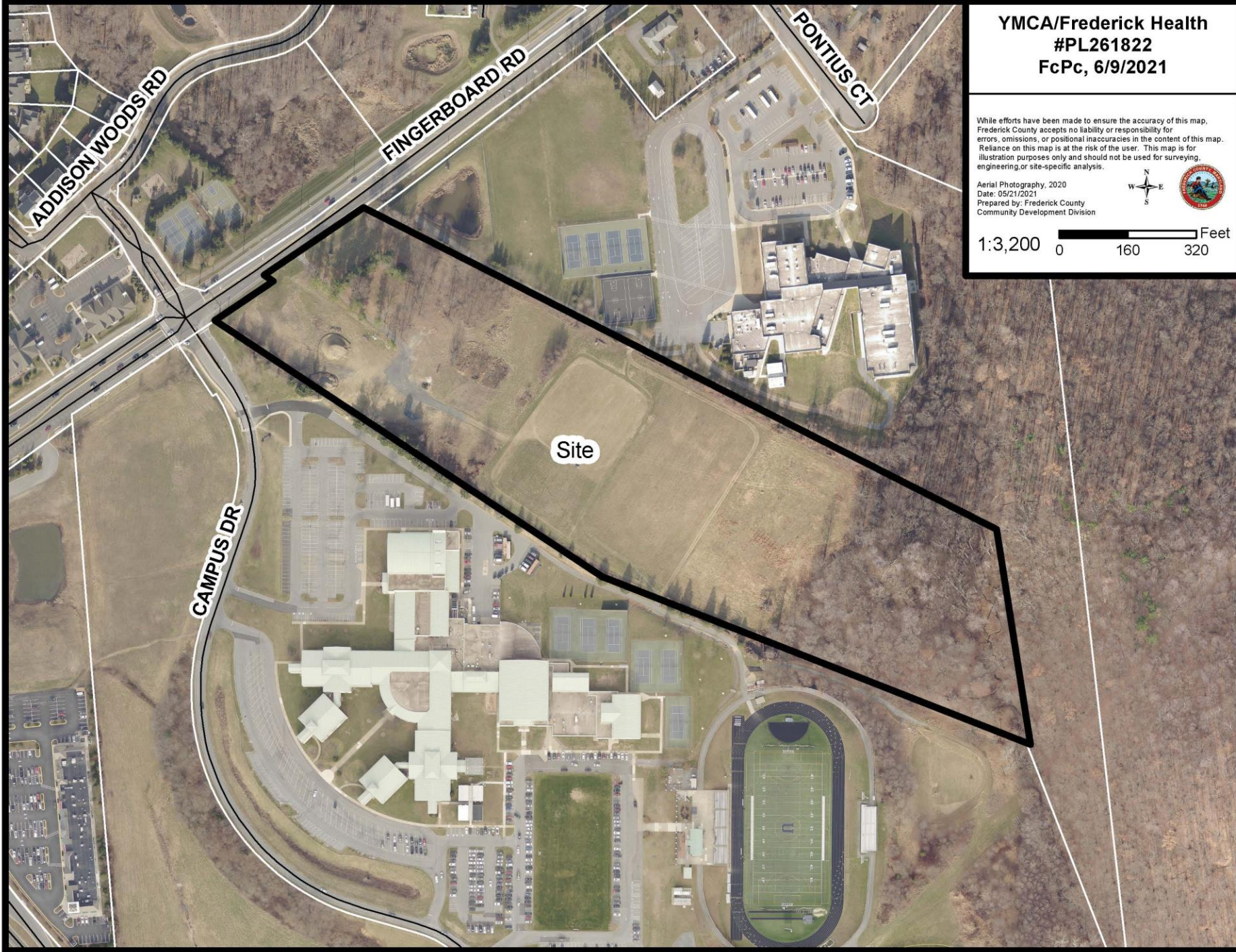


# ***Urbana YMCA/Frederick Health***

## ***Combined Preliminary/Final Plat***

The Applicant is requesting Combined Preliminary/Final Plat approval to subdivide a 20.030 acre lot into 2 lots.





**YMCA/Frederick Health**  
**#PL261822**  
**FcPc, 6/9/2021**

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Aerial Photography, 2020  
Date: 05/21/2021  
Prepared by: Frederick County  
Community Development Division



1:3,200 0 160 320 Feet



**YMCA/Frederick Health  
#PL261822  
FcPc, 6/9/2021**

**Zoning**

-  A – Agricultural
-  PUD – Planned Unit Development
-  GC – General Commercial
-  Ie – Institutional

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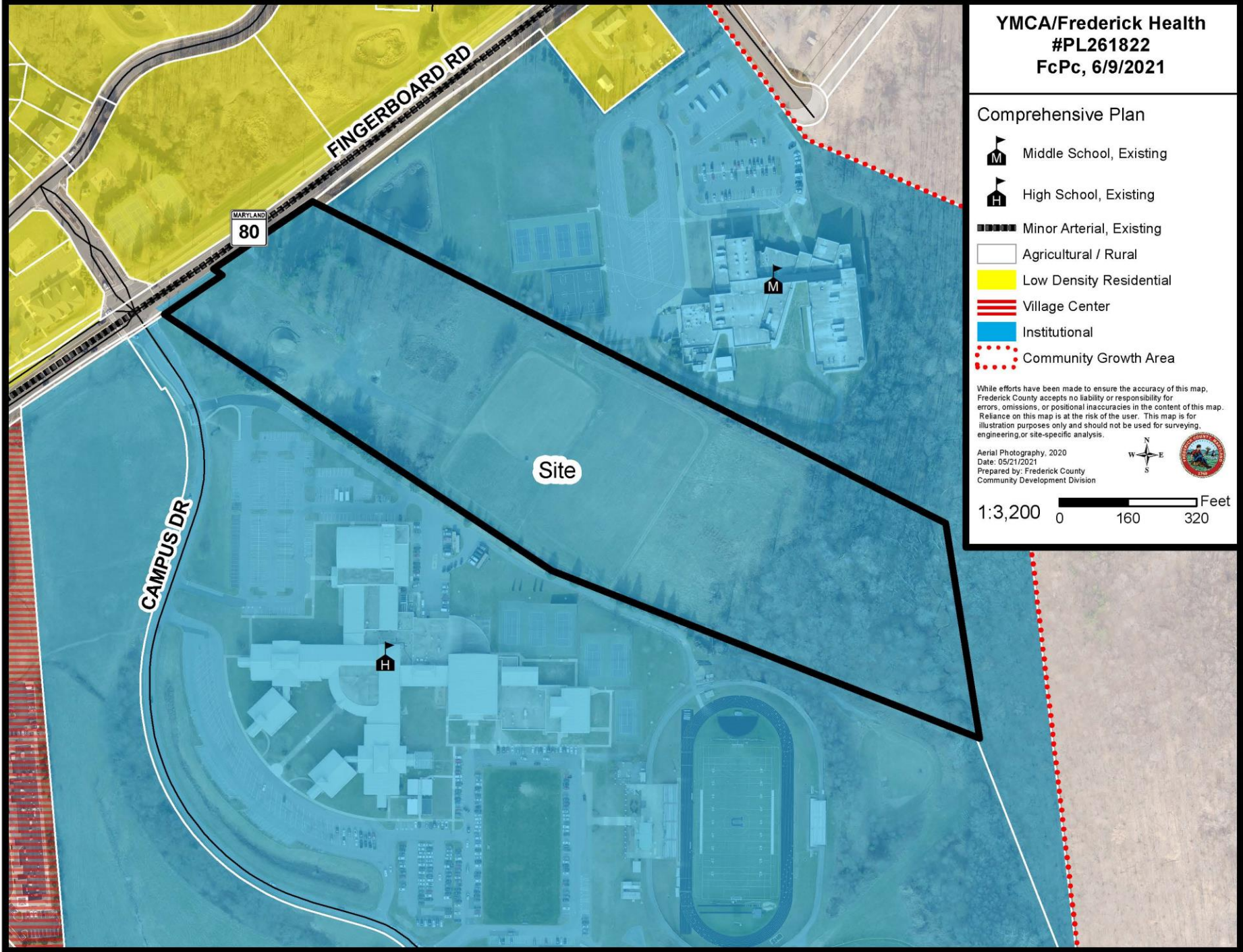
Aerial Photography, 2020  
Date: 05/21/2021  
Prepared by: Frederick County  
Community Development Division



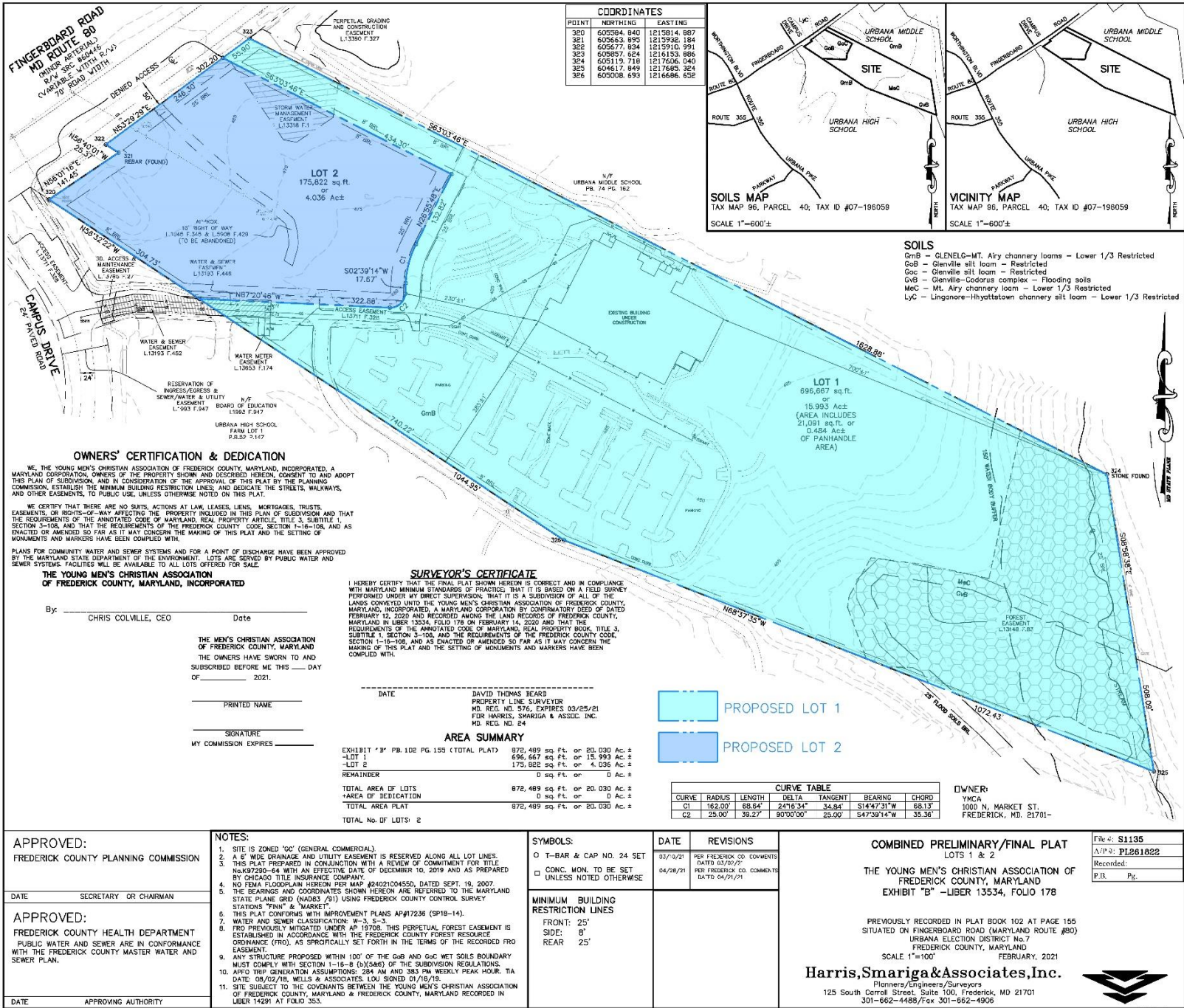
1:3,200 0 140 280 Feet

Site











# **RECOMMENDATION**

Staff has no objection to conditional approval of this Combined Preliminary/Final Plat to subdivide a 20.030 acre lot into 2 lots. If the Planning Commission approves the plat, it is valid for five (5) years from the date of Planning Commission approval (June 9, 2026).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable Subdivision, Zoning, APFO, and FRO requirements. Should the Planning Commission grant approval of this application (S-1135, AP PL261822), Staff recommends that the following items be added as conditions to the approval:

Planning Commission approval of the following modification requests from the Applicant:

1. A panhandle modification under §1-16-219(c)(2) to accommodate this 2-lot subdivision while providing fee-simple public road frontage for both resulting lots.

Staff-proposed conditions of approval:

1. The Applicant shall comply with all Staff and agency comments through the completion of the plan.

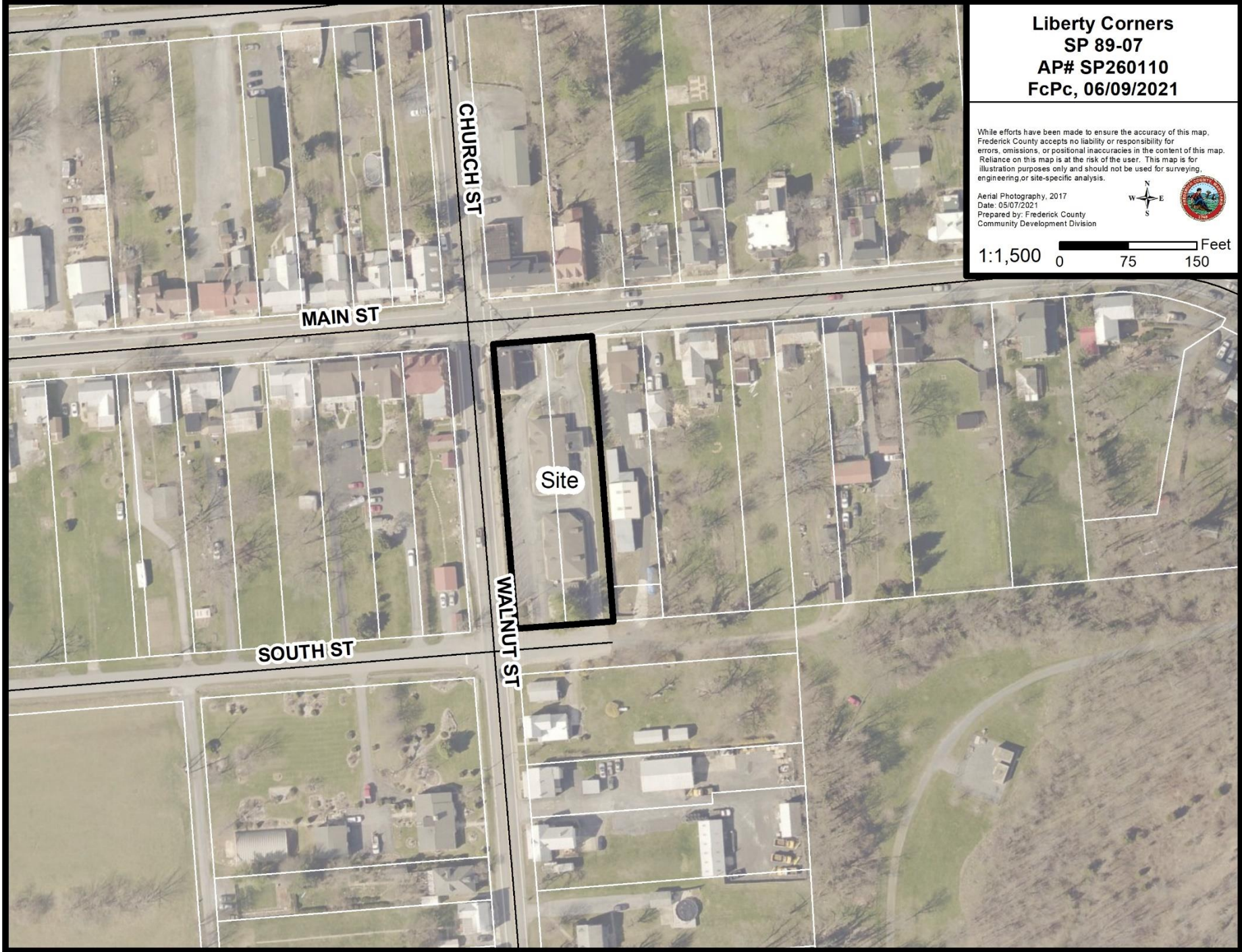


# *Liberty Corners, Dunkin Donuts*

## *Site Plan*

The Applicant is requesting Site Development Plan approval to change the use of an existing bank to a proposed restaurant and office use located on a 0.73-acre Site.





**Liberty Corners**  
**SP 89-07**  
**AP# SP260110**  
**FcPc, 06/09/2021**

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Aerial Photography, 2017  
Date: 05/07/2021  
Prepared by: Frederick County  
Community Development Division



1:1,500 0 75 150 Feet



**Liberty Corners  
SP 89-07  
AP# SP260110  
FcPc, 06/09/2021**

**Zoning**

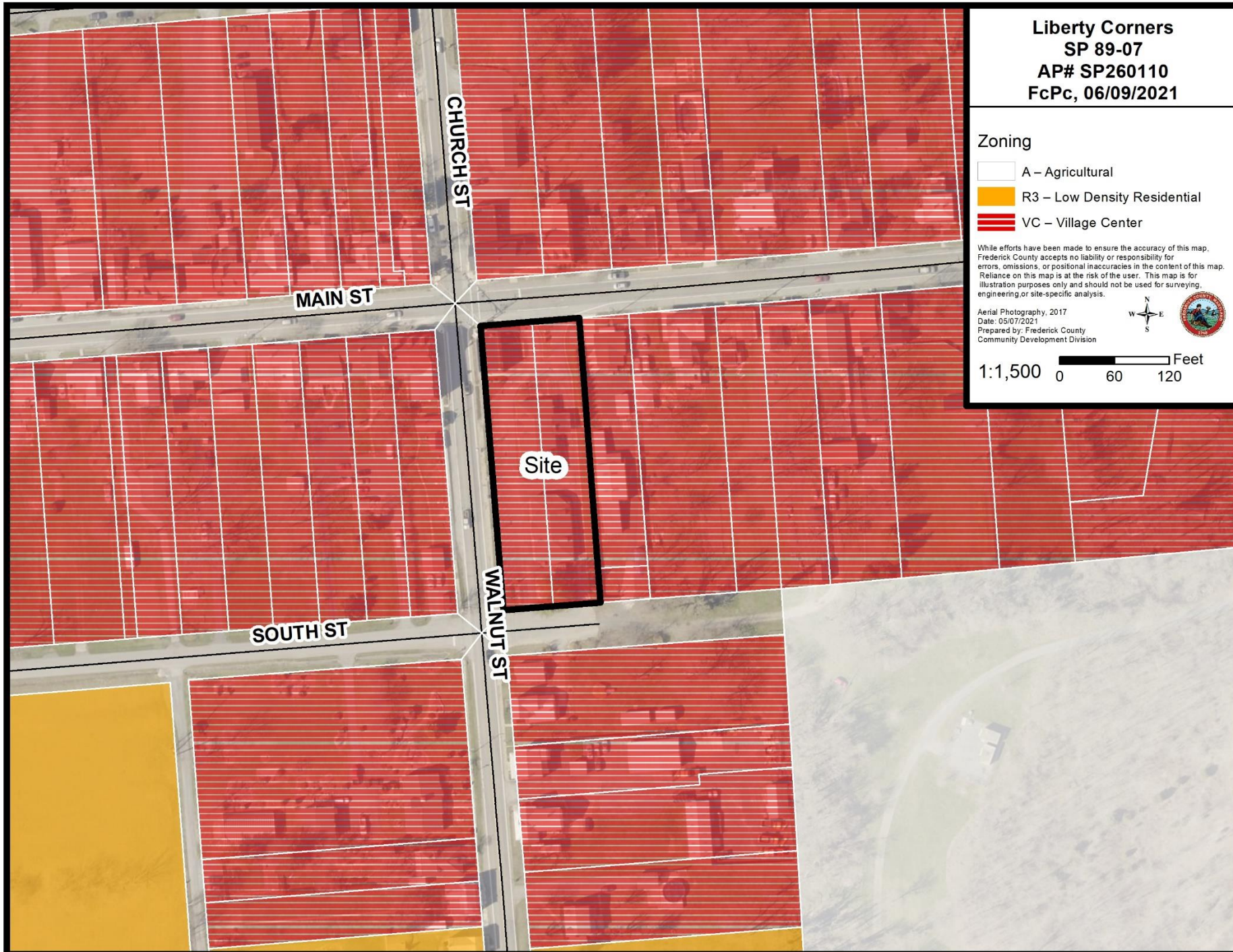
-  A – Agricultural
-  R3 – Low Density Residential
-  VC – Village Center

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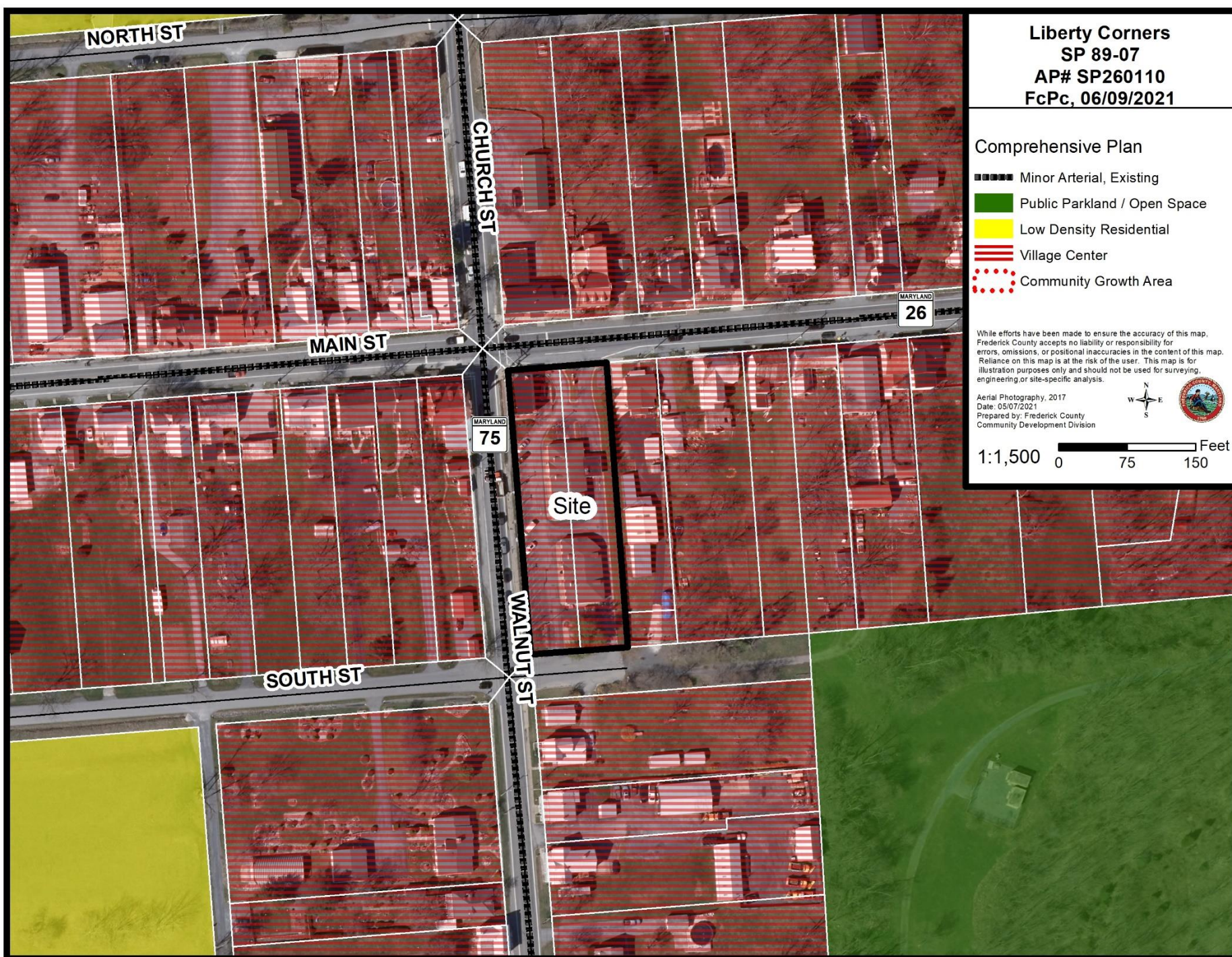
Aerial Photography, 2017  
Date: 05/07/2021  
Prepared by: Frederick County  
Community Development Division



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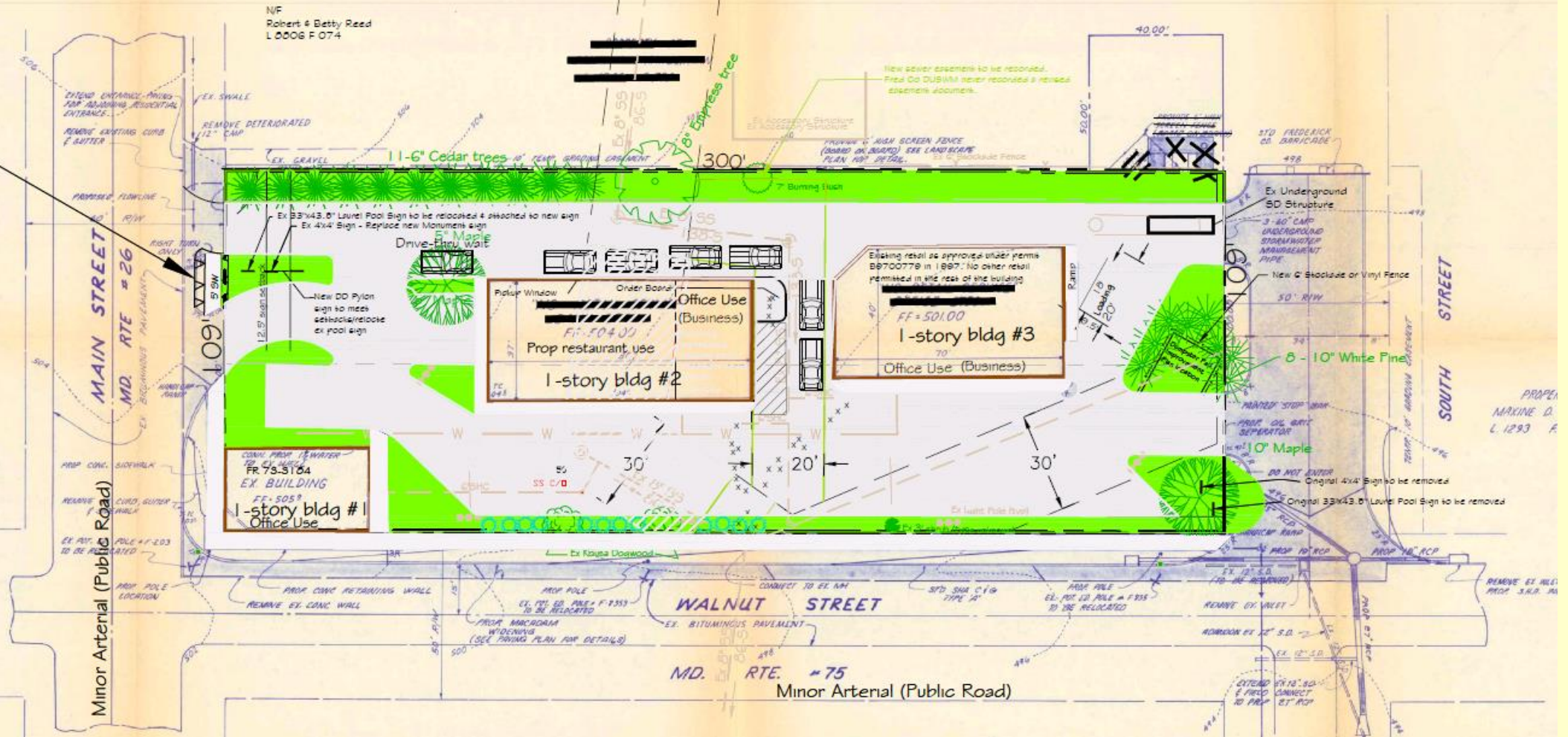






- A. The Dumpster Pad was relocated during the Improvement Plan review to an interior island.
- B. The site's entrance located on Main St was modified during the intersection improvements constructed by MDSHA. The improvements included a more pronounced right turn out drive, new sidewalk along Main St, and upgraded ADA ramps.
- C. A 2-3 foot timber retaining wall was constructed along Walnut Street.

## HA modifications to the D Rt 75 and MD Rt 26 intersection







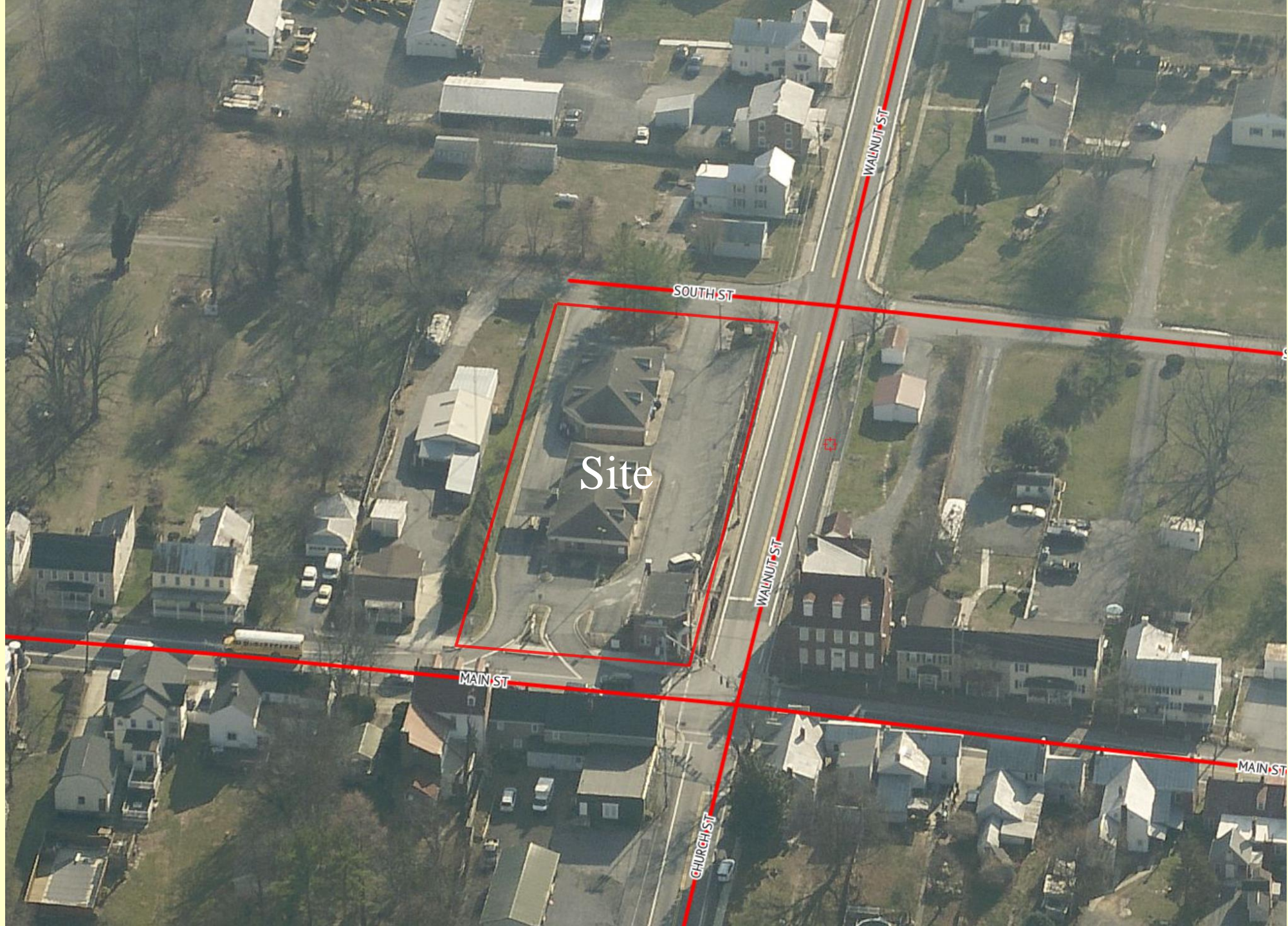
View facing northwest across Walnut Street frontage (left).  
View facing southeast across Walnut Street frontage (right).





View facing southeast toward the existing drive through (left).  
View facing Walnut Street frontage (right).







## **RECOMMENDATION**

Staff has no objection to approval of the Liberty Corners - Dunkin Donuts Site Development Plan. If the Planning Commission approves the Site Development Plan, the Site plan is valid for a period of three (3) years from the date of Planning Commission approval (June 9, 2024).

Based upon the findings and conclusions as presented in the staff report the application meets or will meet all applicable zoning, APFO, and FRO requirements.

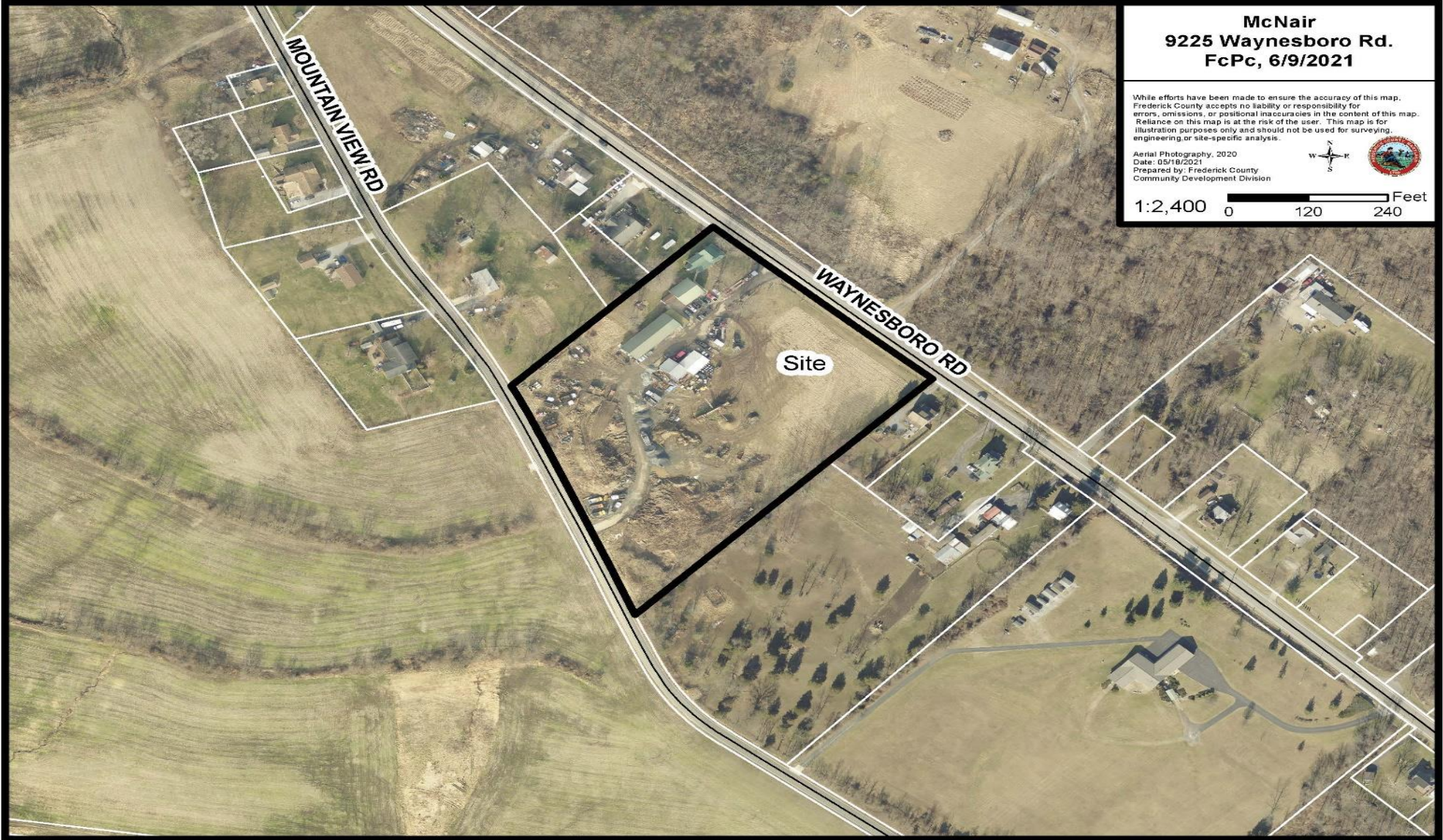


# ***McNair Landscaping***

## *Site Plan*

The Applicant is requesting Site Plan approval to establish  
a Limited Landscape Contractor business









#### PROPOSED PLANT SCHEDULE

LANDSCAPING WILL BE MAINTAINED WITH LIVING PLANT MATERIAL

KEY	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION	REMARKS
	24	Eastern Red Cedar	<i>Juniperus virginiana</i>	5 ft	
	27	Green Giant Arborvitae	<i>Thuja Standishii x plicata 'Green Giant'</i>	5 ft	
	17	Eastern Arborvitae	<i>Thuja Occidentalis</i>	5 ft	
	10	Winterberry Holly	<i>Ilex verticillata</i>	2 GAL	PLANT P.O.C.
	5	Arbor Maide	<i>Acor 'griseum'</i>	1" - 1-1/2"	Max 4' tall

Parking Area Tree Canopy Coverage is 35%.



MAINTAIN ALL SIGNAGE AND  
REPLACE IF  
REMOVED OR  
REMOVED  
REMOVED

#### OWNER:

Terry & Rosemary McNair  
9226 Waynesboro Rd  
Emmelburg, MD 21727-9361  
Phone: 240-674-3040



# **RECOMMENDATION**

Staff has no objection to conditional approval of this Site Development Plan. If the Planning Commission conditionally approves the Site Development Plan, the plan is valid for a period of three (3) years from the date of Planning Commission approval (valid through June 9, 2024).

Based upon the findings and conclusions as presented in the staff report, Staff finds that the application meets or will meet all applicable Zoning, APFO, and FRO requirements once the following conditions met:

Staff-proposed conditions of approval:

1. Address all agency comments as the plan proceeds through to completion.
2. Provide the required FRO mitigation prior to applying for grading or building permits (whichever is applied for first).